

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Satoshi Horino,

Executive Director

(TSE code 8961)

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## Notice of Loan Refinance

**Tokyo, March 10, 2014** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the maturity of existing loan

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan Inc.	1,000	0.87500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 12, 2014 March 12, 2020
Development Bank of Japan Inc.	1,000	1.02375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 12, 2014 March 12, 2021

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### 3. Use of funds

The new loans will be used to repay existing loans. A portion (475 million yen) of the repayment will be funded by part of the proceeds from the issuance of new investment units.

(Note) Please refer to the press release “Notice of Issuance of New Investment Units and Secondary Offering of Investment Units” dated on October 3, 2013, “Notice Concerning Determination of Price, etc. Regarding Issuance of New Investment Units and Secondary Offering of Investment Units” dated on October 16, 2013 and “Notice Concerning Determination of Number of New Investment Units to be Issued by Way of Third-Party Allotment” dated on November 15, 2013.

### 4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	2,475	March 12, 2014

### 5. Interest-bearing liabilities balance after the new loans and repayment of existing loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	24,500	24,500	—
Long-term loans	124,475	124,000	-475
Investment Corporation Bonds	16,000	16,000	—
Total	164,975	164,500	-475

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